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said parcel of land having devolved through several conveyances including a deed from The Frederick City Manufacturing and Development Company to Upton Sharretts, dated the *3rd* day of *March. 1891* and recorded in Liber W.I.P. No. 13, folio 76, one of the Land Records of Frederick County, wherein said real estate was conveyed "with a right of way in a twenty foot alley as shown on Ramsburg's Plat", a plat of The Frederick City Manufacturing and Development Company hereinafter mentioned.

(3) That the Defendants are the owners of all that lot or parcel of ground situate, lying and being in Frederick City, Frederick County, Maryland, on the corner of South Carroll Street and East South Street, more particularly described in a deed from James H. Gambrill Jr. et al. to Joseph Bussard, dated May 29, 1914, and recorded in Liber 308, folio 582, one of the Land Records of Frederick County, and which said lot was devised by the said Joseph H. Bussard unto the Defendants by his will dated July 23, 1933, and recorded in Liber J.H. No. 1, folio 100, one of the Will Records of Frederick County, certified copies of which deed and will are filed herewith marked Exhibits Nos. 3 and 4 respectively; and in said deed above mentioned marked Exhibit No. 3 the Defendants are granted the "right, title and interest of the said parties grantor herein, in and to the use of the aforesaid twenty foot alley, in common with others of the lots binding thereon".

(4) That The Frederick City Manufacturing and Development Company, being the owner thereof, developed into building lots and platted certain land located on the North side of East South Street in Frederick City, County and State aforesaid, in a development known as "Cannon Hill", which plat is recorded in Liber W.I.P. No. 13, folio 75, one of the Land Records of Frederick County, a copy of which plat is filed herewith as a part hereof marked Exhibit No. 5, and the real estate above